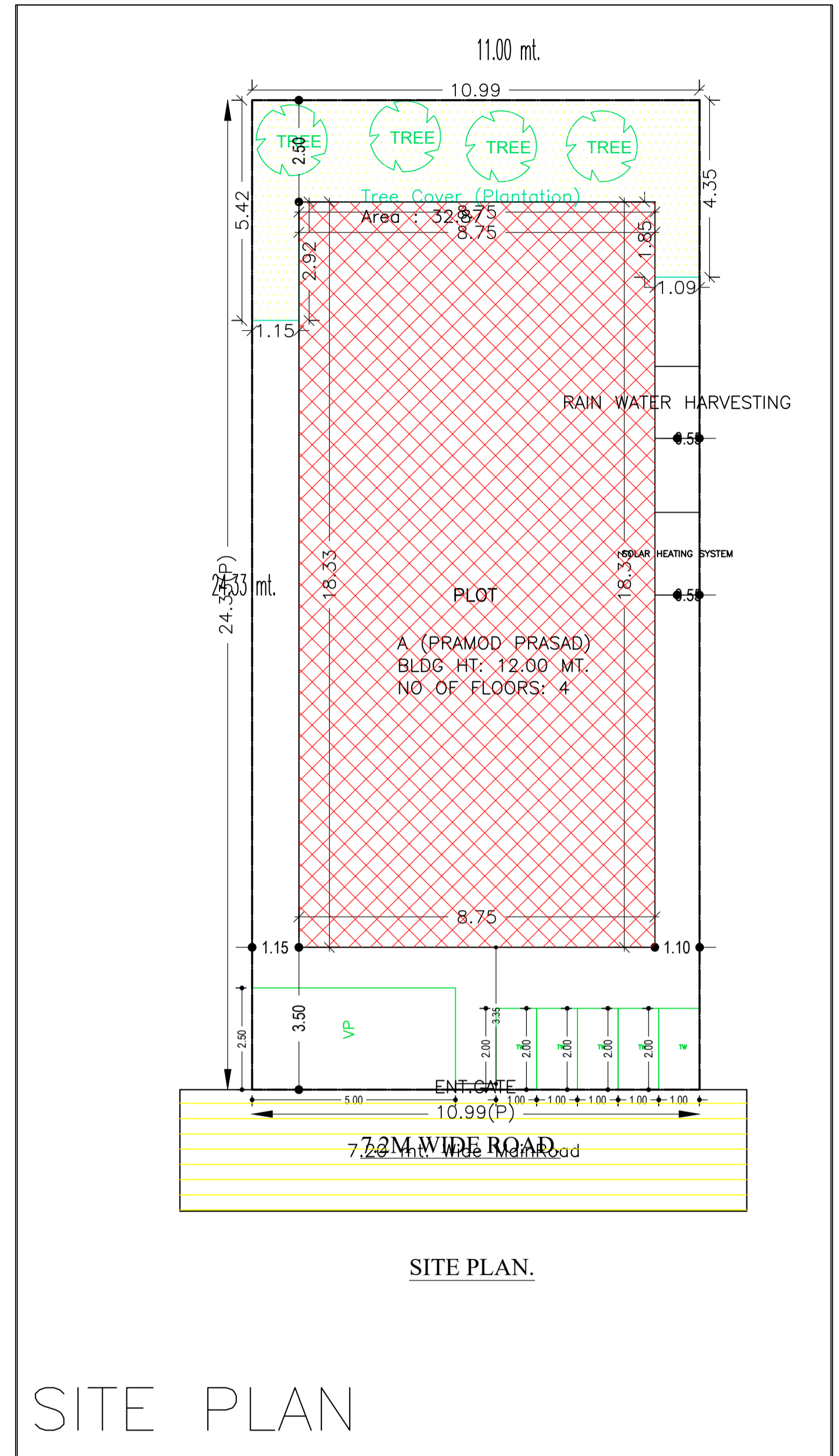


LOCATION MAP.



SITE PLAN.

SITE PLAN

Proposal Basis Information	
Proposal File No.	JNAC/BP/0071/W17/2023
Owner Name	PRAMOD PRASAD
Khata No	04
Plot No	new-406 & old-4478
Village Name	MOHARDA
Use	Residential
SubUse	Residential Bldg/Apartment

AREA STATEMENT		VERSION NO.: 1.0.66
JAMSHEDPUR NAC		VERSION DATE: 16/10/2020
PROJECT DETAIL:		
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential	
District: EAST SINGHBHUM	Plot SubUse: Residential Bldg/Apartment	
Authority: JAMSHEDPUR NAC	PlotNearby/ReligiousStructure: NA	
Inward_No: JNAC/BP/0071/W17/2023	Plot/SubPlot No: new-406 & old-4478	
Application Type: General Proposal	North: Road Width - 5.5 M WIDE ROAD.	
Project Type: Building Permission	South: Plot No. - OTHERS PLOT.	
Nature of Development: New	East: Plot No. - OTHERS PLOR MR GULAB CHANDRA THAKUR	
Location of Development Area: Old Area	West: Road Width - 7.2M WIDE ROAD.	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	SQ.MT. 267.51
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	267.51
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		32.87
Total		32.87
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	234.64
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	267.51
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions)	267.51
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		160.51
Proposed Coverage Area (59.96 %)		160.39
Total Prop. Coverage Area (59.96 %)		160.39
Balance coverage area (0.04 %)		0.12
FAR CHECK		
Perm. FAR Area (2.500)		668.78
Total Perm. FAR area		668.78
Residential FAR		466.94
Proposed FAR Area		483.06
Total Proposed FAR Area		483.06
Consumed FAR (Factor)		1.81
Balance FAR Area		185.72
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		655.32
ARCHITECT (Regd)	GAURI SHANKAR SAHU	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	PRAMOD PRASAD	
DEVELOPMENT AUTHORITY	LOCAL BODY	

Buildingwise Floor FAR Details

Floor Name	Building Name		Total	
	A (PRAMOD PRASAD)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground And Parking Floor	160.39	16.12	160.39	16.12
First Floor	160.39	154.12	160.39	154.12
Second Floor	167.27	156.41	167.27	156.41
Third Floor	167.27	156.41	167.27	156.41
Terrace Floor	0.00	0.00	0.00	0.00
Total :	655.32	483.06	655.32	483.06

COLOR INDEX	
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	
ROAD WIDENING AREA	
EXISTING (To be retained)	
EXISTING (To be demolished)	

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (PRAMOD PRASAD)	Residential	Residential Bldg/Apartment	Non-Highrise

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler	
				Reqd.	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.
A (PRAMOD PRASAD)	Residential	Residential Bldg/Apartment	> 0	1	6.00	1.00	6	-	-	-	-
			> 0	1	6.00	-	-	-	-	1	6
			> 0	1	6.00	-	-	1	1	-	-
Total :			-	-	-	-	6	6	-	1	6

Parking Check (Table 7b)

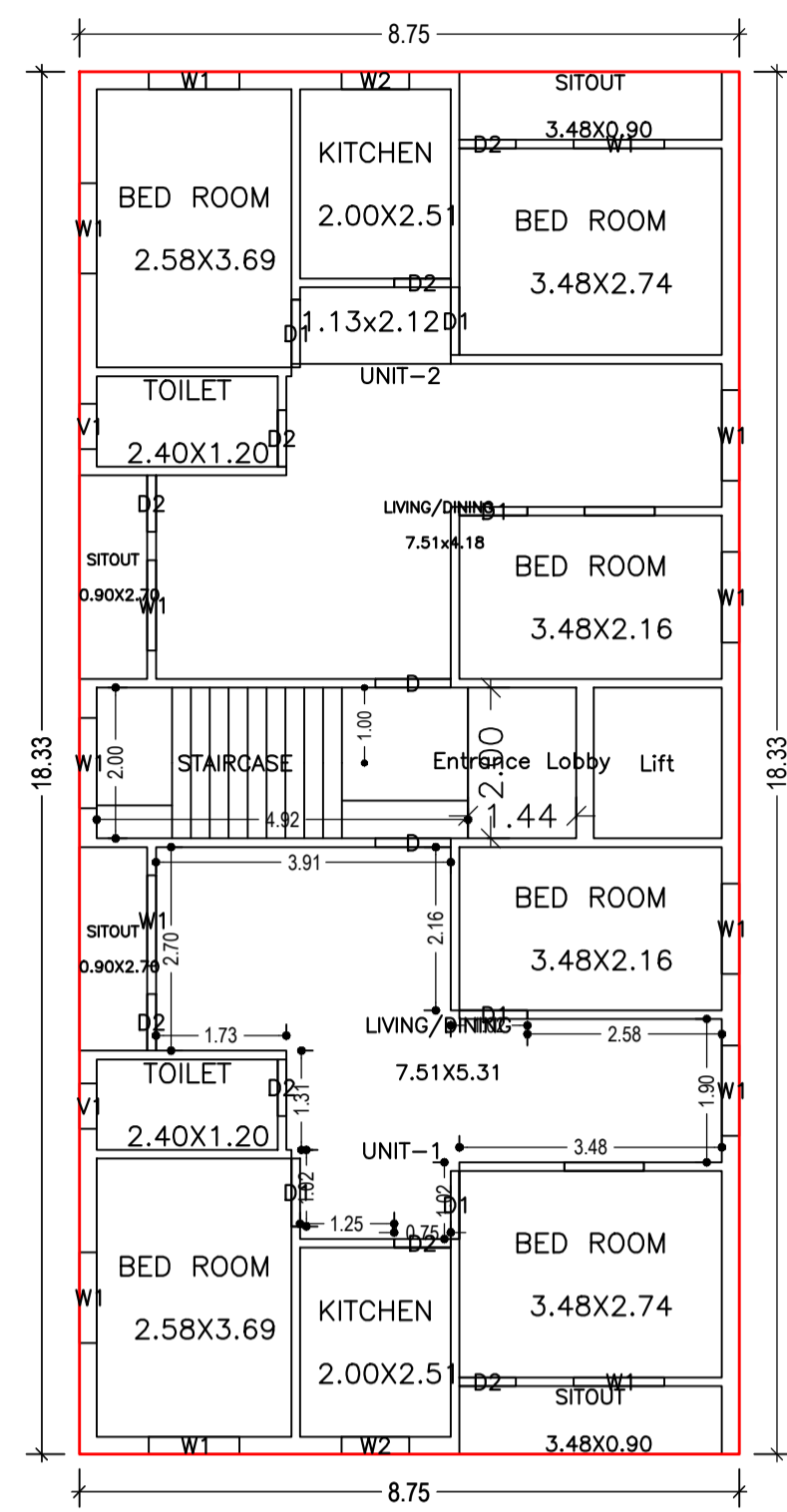
Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	6	75.00
Total Car	6	75.00	6	75.00
Visitor's Car Parking	-	-	1	12.50
Total Visitor Parking	1	12.50	1	12.50
TwoWheeler	-	-	6	12.00
Total TwoWheeler	6	12.00	6	12.00
Other Parking	-	-	-	67.27
Total	99.50	-	-	178.77

FAR & Tenement Details (Table 4c-1)

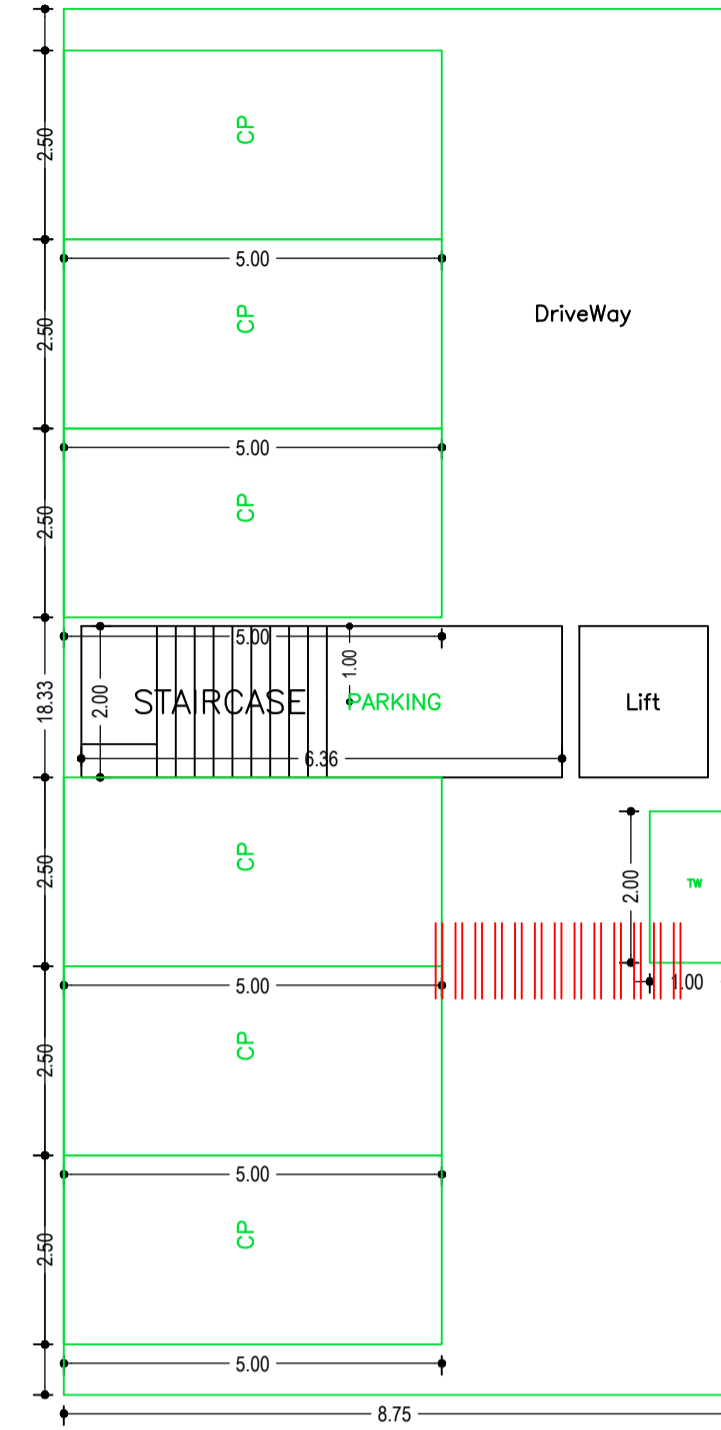
Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
			Lift	Balcony	Accessory Use	Parking					
A (PRAMOD PRASAD)	1	655.32	10.20	9.18	8.61	144.27	466.94	12.72	483.06	483.06	06
Grand Total :	1	655.32	10.20	9.18	8.61	144.27	466.94	12.72	483.06	483.06	06

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
GAURI SHANKAR SAHU JNAC/STU/0002/2020			

Proposal Basis Information	
Proposal File No.	JNAC/BP/0071/W17/2023
Owner Name	PRAMOD PRASAD
Khata No	04
Plot No	new-406 & old-4478
Village Name	MOHARDA
Use	Residential
SubUse	Residential Bldg/Apartment



FIRST FLOOR PLAN (Proposed) (SCALE 1:100)



GROUND AND PARKING FLOOR PLAN (SCALE 1:100)

Building :A (PRAMOD PRASAD)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
		Lift	Balcony	Accessory Use	Parking					
Ground And Parking Floor	160.39	0.00	0.00	0.00	144.27	0.00	12.72	16.12	16.12	00
First Floor	160.39	3.40	0.00	2.87	0.00	154.12	0.00	154.12	154.12	02
Second Floor	167.27	3.40	4.59	2.87	0.00	156.41	0.00	156.41	156.41	02
Third Floor	167.27	3.40	4.59	2.87	0.00	156.41	0.00	156.41	156.41	02
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	655.32	10.20	9.18	8.61	144.27	466.94	12.72	483.06	483.06	06
Total Number of Same Buildings :	1									
Total :	655.32	10.20	9.18	8.61	144.27	466.94	12.72	483.06	483.06	06

Balcony Calculations Table

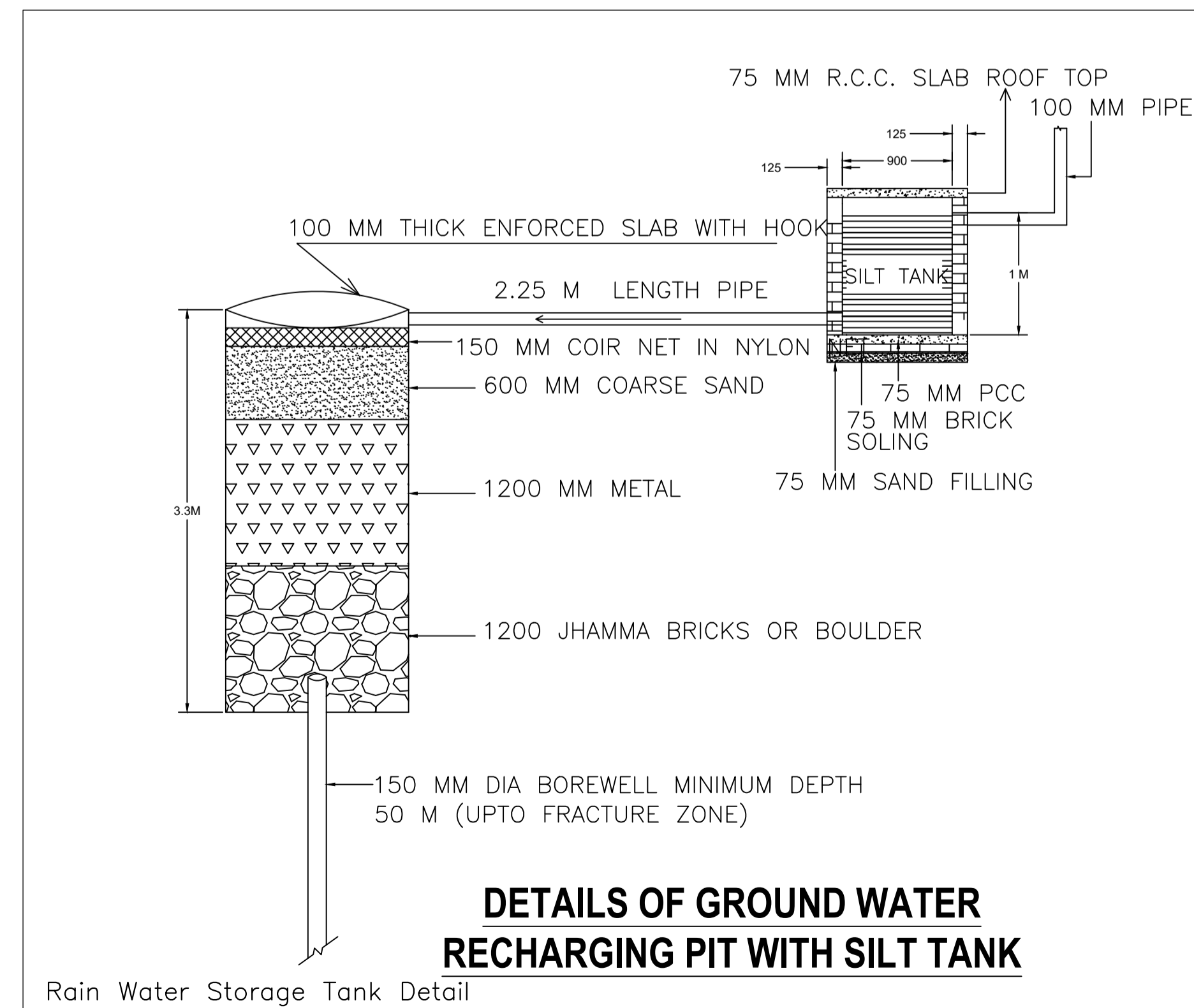
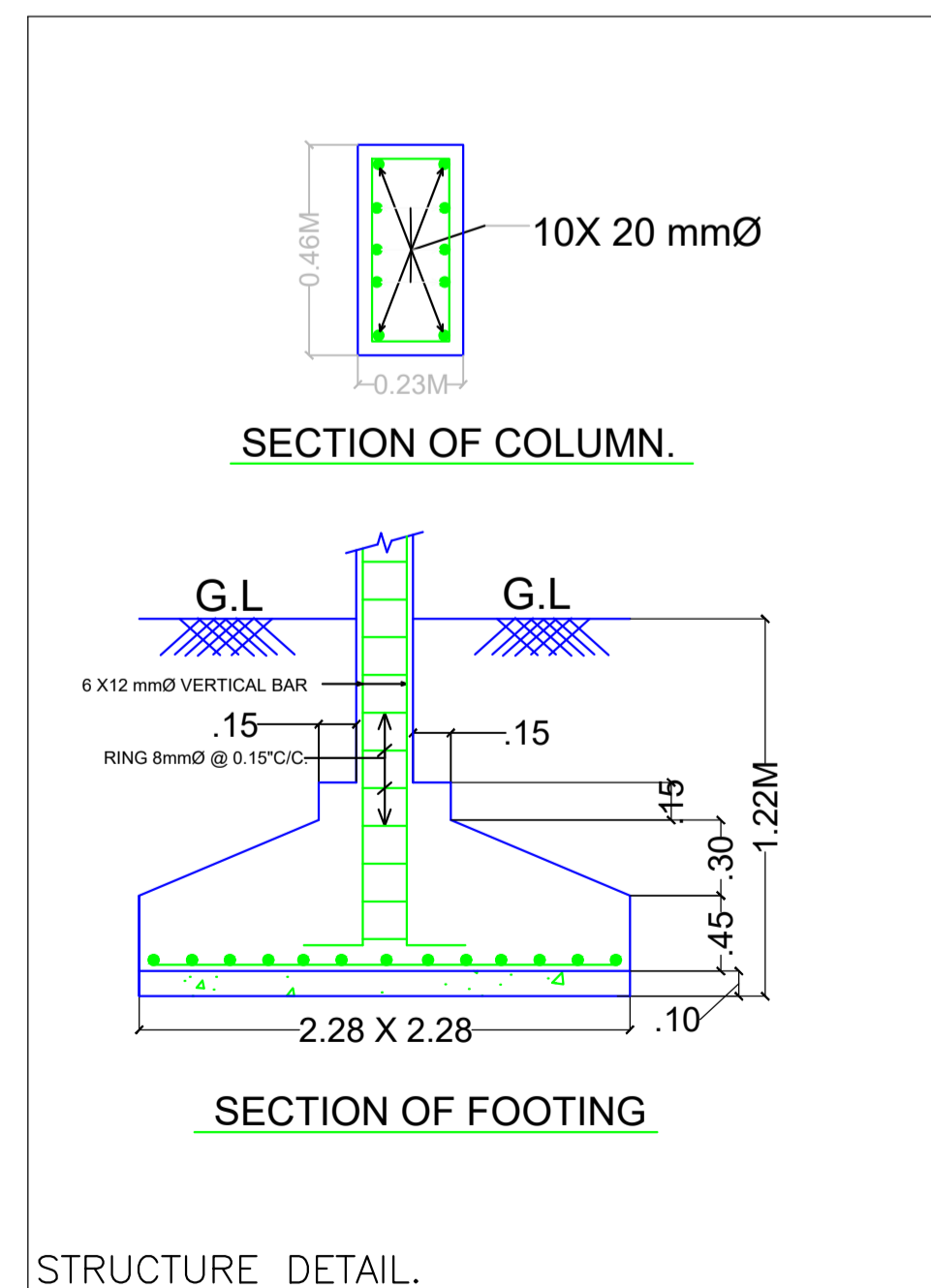
FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL -2& 3 FLOOR PLAN	1.20 X 3.83 X 2 X 2	18.36	18.36
Total	-	-	18.36

UnitBUA Table for Building :A (PRAMOD PRASAD)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	UNIT-1	FLAT	66.25	66.13	8	2
	UNIT-2	FLAT	66.25	66.14	8	
TYPICAL -2& 3 FLOOR PLAN	UNIT-3	FLAT	69.79	65.08	7	4
	UNIT-4	FLAT	69.79	65.09	7	
Total:	-	-	411.65	392.60	44	6



SIDE ELEVATION.



DETAILS OF GROUND WATER RECHARGING PIT WITH SILT TANK

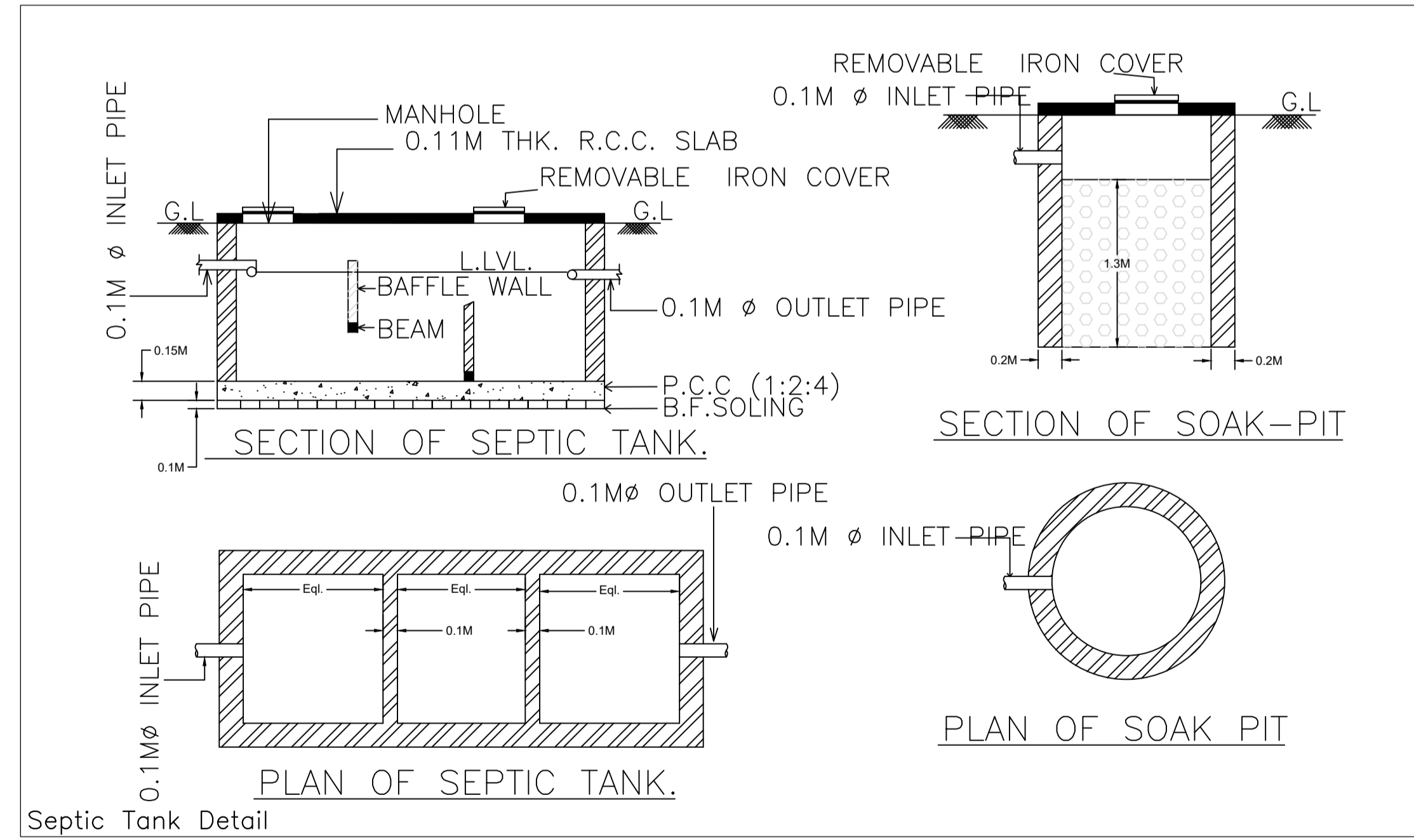
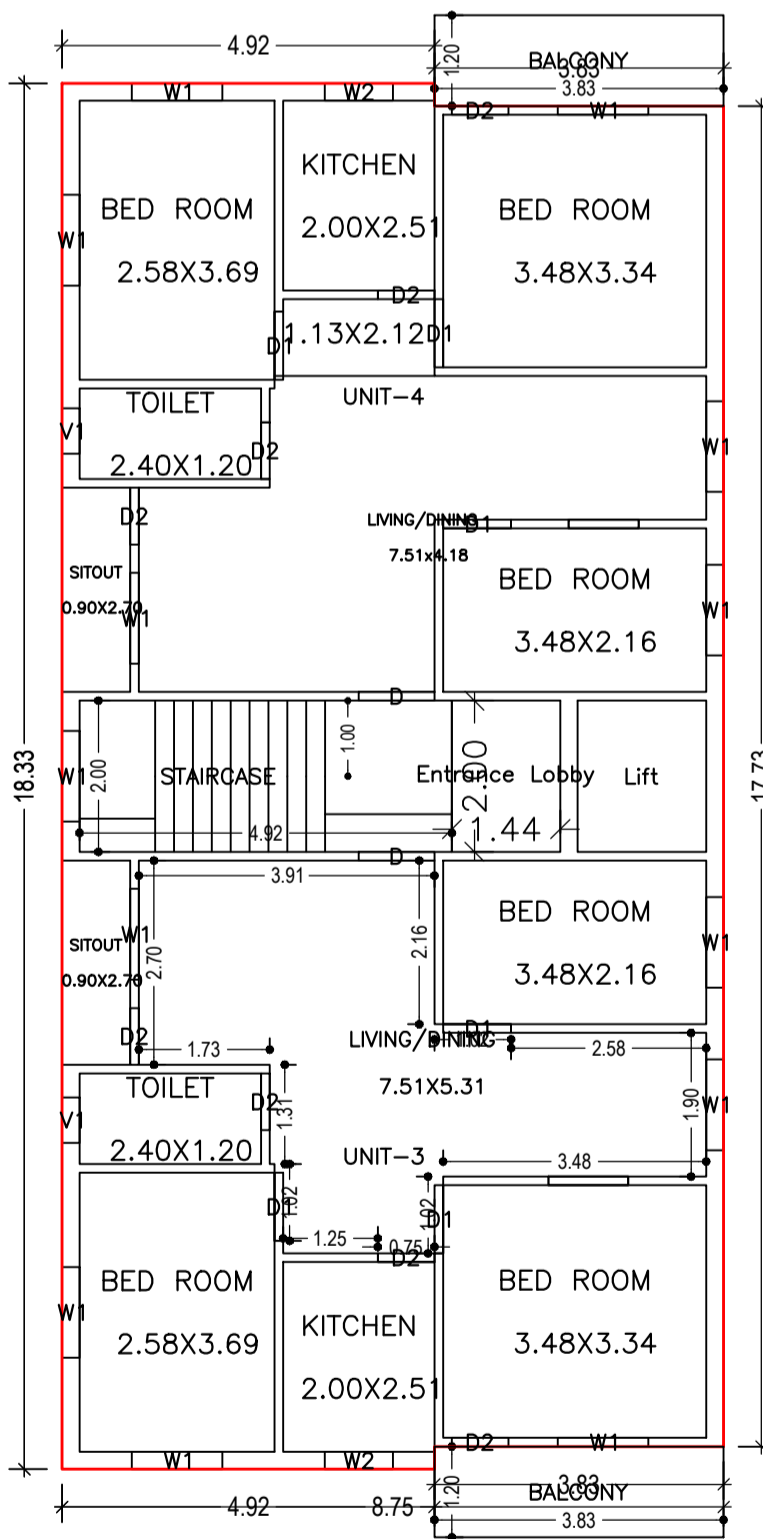
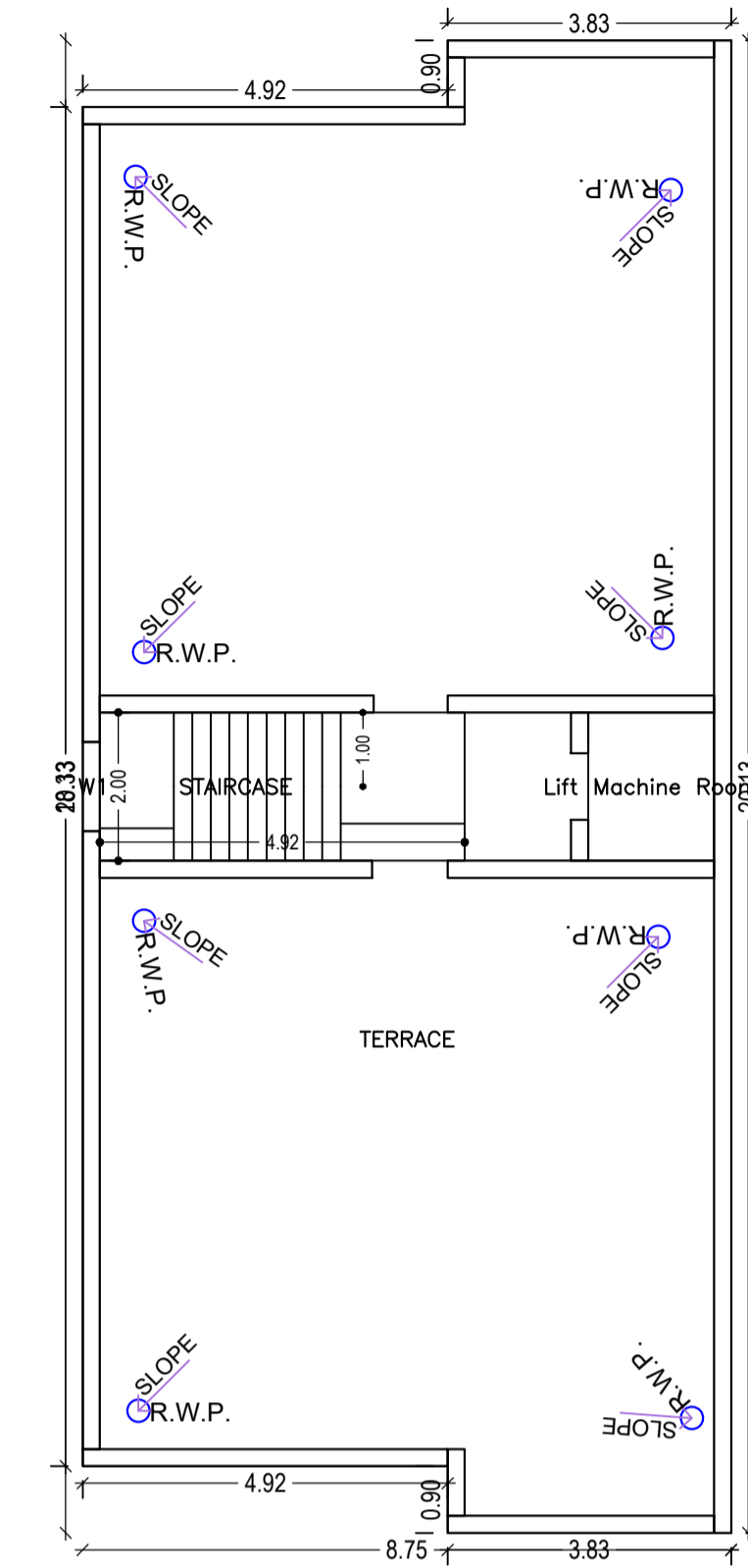
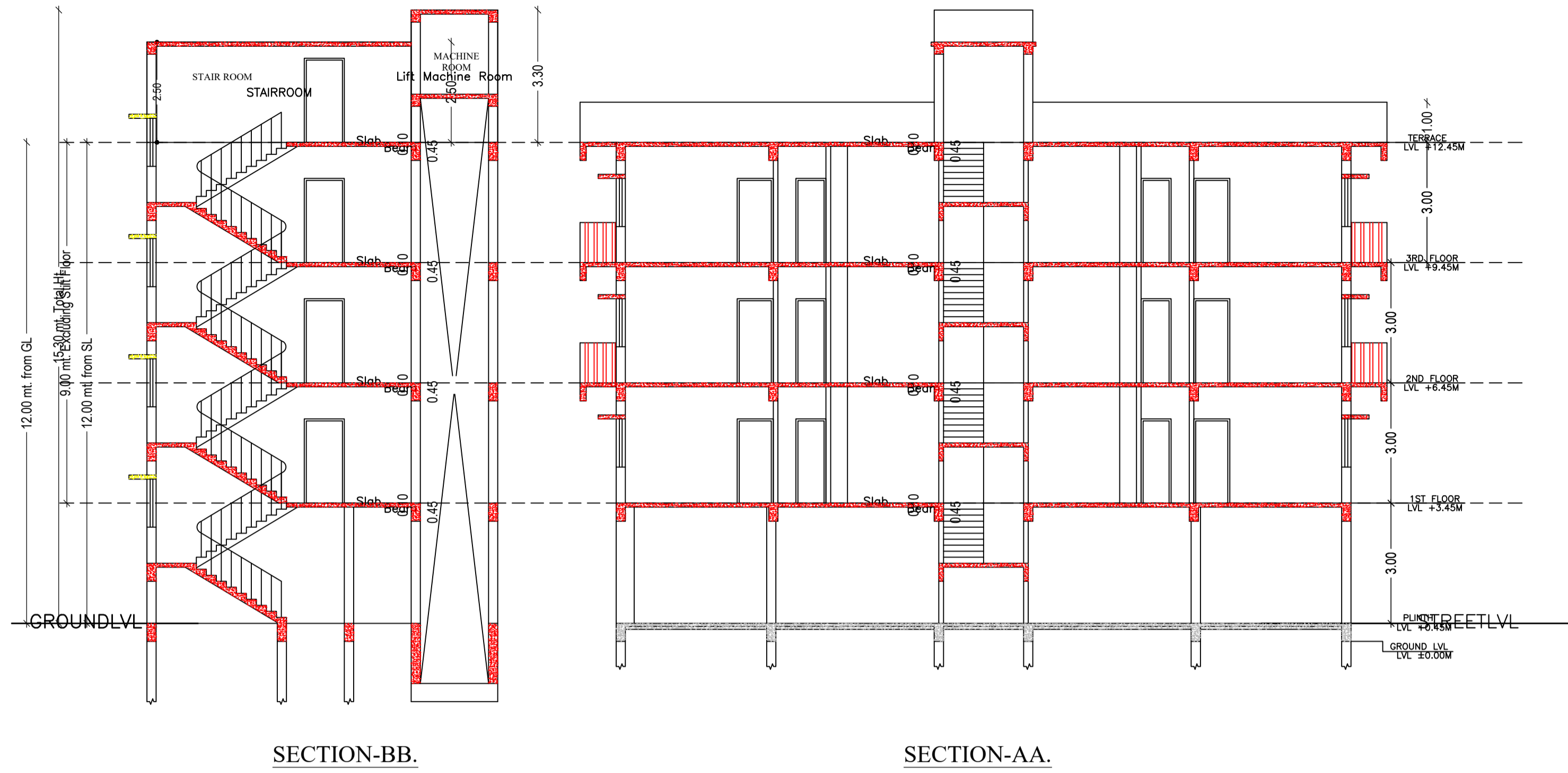
Rain Water Storage Tank Detail



FRONT ELEVATION.

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
GAURI SHANKAR SAHU JNAC/STU/0002/2020			

Proposal Basic Information	
Proposal File No	JNAC/BP/0071/W17/2023
Owner Name	PRAMOD PRASAD
Khata No	04
Plot No	new-406 & old-4478
Village Name	MOHARDA
Use	Residential
SubUse	Residential Bldg/Apartment



TERRACE FLOOR PLAN (SCALE 1:100)

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (PRAMOD PRASAD)	D2	0.75	2.10	24
A (PRAMOD PRASAD)	D1	0.90	2.10	18
A (PRAMOD PRASAD)	D	1.00	2.10	06

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (PRAMOD PRASAD)	V1	0.60	0.60	06
A (PRAMOD PRASAD)	W2	0.90	1.20	06
A (PRAMOD PRASAD)	W1	1.20	1.20	40

TYPICAL - 2& 3 FLOOR PLAN (Proposed) (SCALE 1:100)

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
GAURI SHANKAR SAHU JNAC/STU/0002/2020			